

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA, SAN FRANCISCO DIVISION**

In re: In Re Rose Court, LLC

Case No. 19-31225

**CHAPTER 11  
MONTHLY OPERATING REPORT  
(SMALL REAL ESTATE/INDIVIDUAL CASE)**

**SUMMARY OF FINANCIAL STATUS**

MONTH ENDED: 12/31/19

PETITION DATE: 11/23/19

1. Debtor in possession (or trustee) hereby submits this Monthly Operating Report on the Accrual Basis of accounting (or if checked here the Office of the U.S. Trustee or the Court has approved the Cash Basis of Accounting for the Debtor).  
Dollars reported in \$1

	<u>End of Current Month</u>	<u>End of Prior Month</u>	<u>As of Petition Filing</u>
2. <b>Asset and Liability Structure</b>			
a. Current Assets	<u>\$23,951</u>	<u></u>	<u>\$3,511,500</u>
b. Total Assets	<u>\$3,523,951</u>	<u></u>	<u></u>
c. Current Liabilities	<u>\$0</u>	<u></u>	<u>\$2,499,000</u>
d. Total Liabilities	<u>\$2,499,000</u>	<u></u>	<u></u>
			<u>Cumulative</u>
3. <b>Statement of Cash Receipts &amp; Disbursements for Month</b>	<u>Current Month</u>	<u>Prior Month</u>	<u>(Case to Date)</u>
a. Total Receipts	<u>\$11,500</u>	<u></u>	<u>\$11,500</u>
b. Total Disbursements	<u>\$3</u>	<u></u>	<u>\$3</u>
c. Excess (Deficiency) of Receipts Over Disbursements (a - b)	<u>\$11,497</u>	<u></u>	<u>\$11,497</u>
d. Cash Balance Beginning of Month	<u>\$12,454</u>	<u></u>	<u>\$12,454</u>
e. Cash Balance End of Month (c + d)	<u>\$23,951</u>	<u></u>	<u>\$23,951</u>
	<u>Current Month</u>	<u>Prior Month</u>	<u>Cumulative</u>
4. <b>Profit/(Loss) from the Statement of Operations</b>	<u>\$11,497</u>	<u>N/A</u>	<u>(Case to Date)</u>
5. <b>Account Receivables (Pre and Post Petition)</b>	<u>\$0</u>	<u></u>	<u>N/A</u>
6. <b>Post-Petition Liabilities</b>	<u>\$0</u>	<u></u>	<u></u>
7. <b>Past Due Post-Petition Account Payables (over 30 days)</b>	<u>\$0</u>	<u></u>	<u></u>

**At the end of this reporting month:**

- |  | <u>Yes</u> | <u>No</u>    |
|--|------------|--------------|
| 8. Have any payments been made on pre-petition debt, other than payments in the normal course to secured creditors or lessors? (if yes, attach listing including date of payment, amount of payment and name of payee) | <u></u>    | <u>X</u>     |
| 9. Have any payments been made to professionals? (if yes, attach listing including date of payment, amount of payment and name of payee)   | <u></u>    | <u>X</u>     |
| 10. If the answer is yes to 8 or 9, were all such payments approved by the court?  | <u></u>    | <u>(N/A)</u> |
| 11. Have any payments been made to officers, insiders, shareholders, relatives? (if yes, attach listing including date of payment, amount and reason for payment, and name of payee)                                   | <u></u>    | <u>X</u>     |
| 12. Is the estate insured for replacement cost of assets and for general liability?  | <u>X</u>   | <u></u>      |
| 13. Are a plan and disclosure statement on file?   | <u></u>    | <u>X</u>     |
| 14. Was there any post-petition borrowing during this reporting period?  | <u></u>    | <u>X</u>     |
15. Check if paid: Post-petition taxes   ; U.S. Trustee Quarterly Fees   ; Check if filing is current for: Post-petition tax reporting and tax returns: X.  
(Attach explanation, if post-petition taxes or U.S. Trustee Quarterly Fees are not paid current or if post-petition tax reporting and tax return filings are not current.)

I declare under penalty of perjury I have reviewed the above summary and attached financial statements, and after making reasonable inquiry believe these documents are correct.

Date: 01/20/20

Responsible Individual

**BALANCE SHEET**  
(Small Real Estate/Individual Case)  
For the Month Ended 12/31/19

		<b>Check if Exemption Claimed on Schedule C</b>	<b>Market Value</b>
<b>Assets</b>			
<b>Current Assets</b>			
1	Cash and cash equivalents (including bank accts., CDs, etc.)	_____	\$23,951
2	Accounts receivable (net)	_____	_____
3	Retainer(s) paid to professionals	_____	_____
4	Other: _____	_____	_____
5	_____	_____	_____
6	<b>Total Current Assets</b>		\$23,951
<b>Long Term Assets (Market Value)</b>			
7	Real Property (residential)	_____	\$3,500,000
8	Real property (rental or commercial)	_____	_____
9	Furniture, Fixtures, and Equipment	_____	_____
10	Vehicles	_____	_____
11	Partnership interests	_____	_____
12	Interest in corporations	_____	_____
13	Stocks and bonds	_____	_____
14	Interests in IRA, Keogh, other retirement plans	_____	_____
15	Other: _____	_____	_____
16	_____	_____	_____
17	<b>Total Long Term Assets</b>		\$3,500,000
18	<b>Total Assets</b>		\$3,523,951
<b>Liabilities</b>			
<b>Post-Petition Liabilities</b>			
<b>Current Liabilities</b>			
19	Post-petition not delinquent (under 30 days)	_____	_____
20	Post-petition delinquent other than taxes (over 30 days)	_____	_____
21	Post-petition delinquent taxes	_____	_____
22	Accrued professional fees	_____	_____
23	Other: _____	_____	_____
24	_____	_____	_____
25	<b>Total Current Liabilities</b>		\$0
26	<b>Long-Term Post Petition Debt</b>		_____
27	<b>Total Post-Petition Liabilities</b>		\$0
<b>Pre-Petition Liabilities (allowed amount)</b>			
28	Secured claims (residence) (Washington Mutual)	_____	\$0
29	Secured claims (other)	_____	_____
30	Priority unsecured claims (lease security deposit)	_____	\$11,500
31	General unsecured claims (claimed by U.S. Bank)	_____	\$2,487,500
32	<b>Total Pre-Petition Liabilities</b>		\$2,499,000
33	<b>Total Liabilities</b>		\$2,499,000
<b>Equity (Deficit)</b>			
34	<b>Total Equity (Deficit)</b>		\$312,454
35	<b>Total Liabilities and Equity (Deficit)</b>		\$2,811,454

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

## SCHEDULES TO THE BALANCE SHEET

### Schedule A Rental Income Information

**List the Rental Information Requested Below By Properties (For Rental Properties Only)**

	<u>Property 1</u>	<u>Property 2</u>	<u>Property 3</u>
1 Description of Property			
2 Scheduled Gross Rents	\$11,500		
Less:			
3 Vacancy Factor			
4 Free Rent Incentives			
5 Other Adjustments			
6 Total Deductions	\$3		
7 Scheduled Net Rents	\$11,497		
8 Less: Rents Receivable (2)			
9 Scheduled Net Rents Collected (2)	\$11,497		

(2) To be completed by cash basis reporters only.

### Schedule B Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
10 Bank	Wells Fargo Bank	Wells Fargo Bank	
11 Account No.	*5395	*5876	
12 Account Purpose	Operation	CLOSED	
13 Balance, End of Month	\$23,951	\$0	
14 Total Funds on Hand for all Accounts	<u>\$23,951</u>		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

# STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Increase/(Decrease) in Cash and Cash Equivalents

For the Month Ended 12/31/19

		Actual <u>Current Month</u>	Cumulative <u>(Case to Date)</u>
<b>Cash Receipts</b>			
1	Rent/Leases Collected	\$11,500	\$11,500
2	Cash Received from Sales		
3	Interest Received		
4	Borrowings		
5	Funds from Shareholders, Partners, or Other Insiders		
6	Capital Contributions		
7	Refund		
8			
9			
10			
11			
12	<b>Total Cash Receipts</b>	\$11,500	\$11,500
<b>Cash Disbursements</b>			
13	Selling		
14	Administrative		
15	Capital Expenditures		
16	Principal Payments on Debt		
17	Interest Paid		
	Rent/Lease:		
18	Personal Property		
19	Real Property		
	Amount Paid to Owner(s)/Officer(s)		
20	Salaries		
21	Draws		
22	Commissions/Royalties		
23	Expense Reimbursements		
24	Other		
25	Salaries/Commissions (less employee withholding)		
26	Management Fees		
	Taxes:		
27	Employee Withholding		
28	Employer Payroll Taxes		
29	Real Property Taxes		
30	Other Taxes		
31	Other Cash Outflows:		
32	Attorney fees - Michael Rooney		
33	Bank Fees (for Check Printing)	\$3	\$3
34			
35			
36			
37	<b>Total Cash Disbursements:</b>	\$3	\$3
38	<b>Net Increase (Decrease) in Cash</b>	\$11,497	\$11,497
39	<b>Cash Balance, Beginning of Period</b>	\$12,454	\$12,454
40	<b>Cash Balance, End of Period</b>	\$23,951	\$23,951

Post-Petition Account  
Opened 12/16/19

## WELLS FARGO

BUSINESS  
CHECKING  
...5395

Note: This printout is in lieu of  
Dec bank statement which is not available  
as of Jan 20, 2020  
reason: Setting up of new  
account

\$32,592.71  
Available balance

### Activity Summary

Ending collected balance as of 01/17/20	\$32,592.71
Current posted balance	\$32,592.71
Pending withdrawals/debits	\$0.00
Pending deposits/credits	\$0.00
Available balance	<b>\$32,592.71</b>

Monthly Service Fee Summary | Debit Card Activity

Routing numbers

## Activity

First  
Previous  
Next

Date	Description	Deposits/Credits	Withdrawals/Debits
<b>Pending Transactions</b>			
No pending transactions to view.			
<b>Posted Transactions</b>			
01/14/20	BUSINESS TO BUSINESS ACH CANB CM ECF PAYMENT 200113 0000 ROSE COURT, LLC		\$31.00
01/10/20	CHECK # 1002		\$577.65
01/07/20	CHECK # 1001		\$1,500.00
01/06/20	DEPOSIT	\$11,500.00	
01/02/20	CHECK # 99		\$750.00
12/20/19	WITHDRAWAL MADE IN A BRANCH/STORE		\$3.00
12/16/19	DEPOSIT MADE IN A BRANCH/STORE #936340091	\$12,454.36	
12/16/19	DEPOSIT	\$11,500.00	
<b>Totals</b>		<b>\$35,454.36</b>	<b>\$2,861.65</b>

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## \*Account Disclosures

Deposit products offered by Wells Fargo Bank, N.A. Member FDIC.

 Equal Housing Lender

# Wells Fargo Business Choice Checking

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Pre-Retition Account  
Closed on 12/16/19.

ROSE COURT LLC  
303 WEBSTER ST  
SAN FRANCISCO CA 94117-3511

## Questions?

Available by phone 24 hours a day, 7 days a week:  
Telecommunications Relay Services calls accepted

**1-800-CALL-WELLS** (1-800-225-5935)

TTY: 1-800-877-4833

En español: 1-877-337-7454

Online: [wellsfargo.com/biz](https://wellsfargo.com/biz)

Write: Wells Fargo Bank, N.A. (114)  
P.O. Box 6995  
Portland, OR 97228-6995

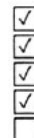
## Your Business and Wells Fargo

Visit [wellsfargoworks.com](https://wellsfargoworks.com) to explore videos, articles, infographics, interactive tools, and other resources on the topics of business growth, credit, cash flow management, business planning, technology, marketing, and more.

## Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to [wellsfargo.com/biz](https://wellsfargo.com/biz) or call the number above if you have questions or if you would like to add new services.

Business Online Banking  
Online Statements  
Business Bill Pay  
Business Spending Report  
Overdraft Protection



## IMPORTANT ACCOUNT INFORMATION

We may change the statement period and monthly fee period assigned to your account without advance notification. If your account earns interest, these changes will not affect interest calculations, but they may affect the date we post interest to your account.

For all accounts except business analyzed checking, if the first new fee period created by our change is fewer than 25 days, the bank will automatically waive the monthly service fee for that period.

### Activity summary

Beginning balance on 12/1	\$12,454.36
Deposits/Credits	0.00
Withdrawals/Debits	- 12,454.36
<b>Closing balance on 12/16</b>	<b>\$0.00</b>
Average ledger balance this period	\$13,318.12

Account number: [REDACTED] 5876

**ROSE COURT LLC**

*California account terms and conditions apply*

For Direct Deposit use

Routing Number (RTN): [REDACTED]

For Wire Transfers use

Routing Number (RTN): [REDACTED]



### Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo store.

### Transaction history

<i>Date</i>	<i>Check Number</i>	<i>Description</i>	<i>Deposits/ Credits</i>	<i>Withdrawals/ Debits</i>	<i>Ending daily balance</i>
12/16		Withdrawal Made In A Branch/Store		12,454.36	0.00
<b>Ending balance on 12/31</b>					<b>0.00</b>
<b>Totals</b>			<b>\$0.00</b>	<b>\$12,454.36</b>	

*The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.*



## IMPORTANT ACCOUNT INFORMATION

This statement includes an account that has been closed and this is your final statement for that account. You will have 90 days to retrieve historical online documents for this account. Please refer to the Fee & Information Schedule for options to obtain statement copies after 90 days.

If the account that has been closed is the primary account on the statement that includes multiple accounts (a "combined statement"), this is also the final combined statement and you will also have 90 days to retrieve historical online documents for all accounts associated with this combined statement. Going forward, you will receive separate statements for any accounts that remain open.

Thank you for banking with Wells Fargo.



## General statement policies for Wells Fargo Bank

■ **Notice:** Wells Fargo Bank, N.A. may furnish information about accounts belonging to individuals, including sole proprietorships, to consumer reporting agencies. If this applies to you, you have the right to dispute the accuracy of information that we have reported by writing to us at: Overdraft Collections and Recovery, P.O. Box 5058, Portland, OR 97208-5058.

You must describe the specific information that is inaccurate or in dispute and the basis for any dispute with supporting documentation. In the case of information that relates to an identity theft, you will need to provide us with an identity theft report.

## Account Balance Calculation Worksheet

1. Use the following worksheet to calculate your overall account balance.
2. Go through your register and mark each check, withdrawal, ATM transaction, payment, deposit or other credit listed on your statement. Be sure that your register shows any interest paid into your account and any service charges, automatic payments or ATM transactions withdrawn from your account during this statement period.
3. Use the chart to the right to list any deposits, transfers to your account, outstanding checks, ATM withdrawals, ATM payments or any other withdrawals (including any from previous months) which are listed in your register but not shown on your statement.

ENTER

A. The ending balance  
shown on your statement ..... \$

**ADD**

B. Any deposits listed in your register or transfers into your account which are not shown on your statement.

	\$	_____
	\$	_____
	\$	_____
	+	\$ _____
.....	TOTAL \$	_____

**CALCULATE THE SUBTOTAL**

(Add Parts A and B)

..... TOTAL \$ \_\_\_\_\_

**SUBTRACT**

C. The total outstanding checks and withdrawals from the chart above ..... - \$

**CALCULATE THE ENDING BALANCE**

(Part A + Part B - Part C)

This amount should be the same  
as the current balance shown in  
your check register . . . . .

\$ \_\_\_\_\_

[illegible]